

EVERGREEN ♦ EAST HILLS VISION STRATEGY

Pleasant Hills Golf Course Community Workshop Follow-up

Ida Jew Intermediat School
1966 Flint Avenue
San Jose, CA 95148

Monday, March 13, 2006
6:30 - 8:00P.M.

COMMENTS ON WORKSHOP SITE PLANS

Members of the Public Present:

Helen & David Marzolf, Nikhil Mazumder, Darryl & Nancy Hopkins, Raymond & Arlene Ruiz, Robert Harris, Socorro Romo, Rosemary Kulpa, Francesca Medina, Galvin Jackson, Antonio Perez, Janet Castaneda, Gerald M. Ireland, Michael Jones, Linda & Tony Montagano, Terry Gotcher, Consuelo & JJ Gallardo, Pete Castonguay, Nadine Yother, Shawna Sanders, Cheryl Freeman, Erik Freeman, Bill & Carol Ashman, Tes Ilio, Loree Kant, Maria Sanchez, Y. Amaro, Merci Dominguez

Members of the Evergreen*East Hills Vision Strategy Task Force Present:

Ike White, Al Munoz, George Perez, Jim Zito, Alan Covington

Development Community Present:

Mike Keaney

Staff Present:

Andrew Crabtree, John Baty, Tei Chen, Rabia Chaudhry

COMMENTS ON GROUP 1 SITE PLAN

- Very excessive in potential amount of units
- Green space too small – should go around and into all of property
- Need some commercial on corner of Tully & White
- Way too many homes, with this plan you would have to leave for work by 4:00a.m. to avoid traffic
- Keep school off main streets

COMMENTS ON GROUP 2 SITE PLAN

- This is what I would like
- No commercial! Nothing but single-family detached

- Good open space
- Very good open space plan
- Love green space
- Great plan
- Best of ten
- Great! Does not impact Pala Rancho at all. Great!
- The best, most open space
- Trim attached 25% - 35%, overall pretty cool
- Dog park please
- Open space most important. Save a golf course.

COMMENTS ON GROUP 3 SITE PLAN

- No retail. Nothing but single-family detached
- Green belt should be behind all existing homes
- Green space should be for both existing homes (who are losing theirs) and new homes. This plan shows green space only for new homes.
- Needs green belt on Vista Verde too.

COMMENTS ON GROUP 4 SITE PLAN

- You have sacrificed the Tully neighborhood and relegated the park space and single-family to the east alone
- Like the senior housing, but question whether they can exist next to a fire station
- Too many homes, too much traffic. Need the open space. Golf course is open space.
- Like the green space all around. School in good location. School will add to morning traffic on White Road

COMMENTS ON GROUP 5 SITE PLAN

- No commercial (especially on the eastern corner of Tully)
- No retail (this is a residential community which already suffers from the results of Tully & Capitol development)
- Switch 5-acre of office with townhomes. Bring commercial closer to potential fire station and bridge to Cunningham
- No retail – don't need another Quimby & White
- Too many homes and traffic. Need the open space. Golf course = open space.
- Too much retail. Too many units

COMMENTS ON GROUP 6 SITE PLAN

- The single-family detached areas (yellow) should consist of ranch-style homes consistent with the surrounding areas. The new homes should blend with the existing ones.
- Need some commercial to support the school funding
 - Commercial revenue will not go to schools – it will go into pockets of business owners
- Second best of ten
- Get rid of homes in center of greenbelt
- Green belt needs to be on east side by existing homes not White Road, no benefit

COMMENTS ON GROUP 7 SITE PLAN

- Too much commercial (don't need another Quimby & White)
- Commercial should be located closer to the link to Cunningham
- No townhouses on Tully. No retail. You have sacrificed the Tully neighborhood and relegated the park/open space to the northeast
- Change townhouses to single-family homes. What happened to parking for fields?

COMMENTS ON GROUP 8 SITE PLAN

- Add open space along north boundary (greenbelt for existing homes)
- Put green space where all can enjoy it, not just new homes
- There should be park/open space all around
- Keep school off corners of main streets – creates more traffic and dangerous for kids

COMMENTS ON GROUP 9 SITE PLAN

- I would like to see open space along the north and east boundaries of the site as a “greenbelt” for existing homes
- Density is high – much higher than existing homes – does not fit into neighborhood
- This does not fit the neighborhood plan
- 10 acre school site is unreasonable, 5 acre reg. used for elementary school
- Too many single-family attached residences. More park/open space out skirts
- Greenbelt should be behind all existing homes
- Offset streets that connect to Vista Verde
- Plan does not match workshop plan that showed all single-family
- Not enough green space

COMMENTS ON GROUP 10 SITE PLAN

- Like open space
- No commercial
- Less townhomes / no commercial
- Like open space utilization and where it is situated. Less attached housing, should be trimmed about 25%-35% (maybe increase commercial 5%)
- Less town homes too much density